

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street
PO Box 3044
Sacramento CA 95812-3044

County of Humboldt
County Clerk

825 Fifth Street
Eureka CA 95501

From: County of Humboldt
Planning and Building Department
3015 H Street
Eureka CA 95501

Contact: Andrew Whitney
Telephone: 445-7541

Email: Awhitney2@co.humboldt.ca.us

Lead Agency (if different from above):

Address:

Contact:

Telephone:

Applicant: Showers Pass Farms LLC
Georgi Tonev
121 South Avenue 52, Apt H
Los Angeles, CA 90042

APN: 317-182-019 and 317-182-020

Record No.: PLN-11989-CUP

App No. 11989

Subject: **Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number: 2015102005

Project Title: Medical Marijuana Land Use Ordinance--Phase IV

Project Location: (Include County)

The project is in Humboldt County, in the Kneeland/Shower Pass area, on both sides of Stapp Road, approximately 1.76 miles east from the intersection of Showers Pass Road and Stapp Road, on the property known to be in the east half of the northwest quarter of Section 35, Township 03 North Range 04 East.

Project Description:

A Conditional Use Permit for 18,634 square feet of existing, outdoor cannabis cultivation. A permitted well on APN 317-182-019 provides cultivation water. 10,000 gallons of water is stored in hard tanks. An estimated 160,000 gallons of water is needed annually for irrigation. Drying/curing of harvested cannabis to occur within an on-site shed. All processing activities occur at a licensed facility off-site. Power is provided by generators, the project is conditioned to transition to 100% renewable power by January 1, 2026, with generators reserved for emergencies only. Special permit for the use and maintenance of a waterline in the Streamside Management Area.

This is to advise that the County of Humboldt as the Lead Agency has approved the above-described project on November 7, 2024 and has determined that the project described above is in compliance with, and is consistent with the Commercial Medical Cannabis Land Use Ordinance (CMMLUO) adopted January 26, 2016, for which a Mitigated Negative Declaration was also adopted, and has made the following determinations regarding the above described project:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was was not adopted for this project.
5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration prepared for the adoption and responses and record of project approval, and the Addendum, is available to the General Public at: Planning Division, 3015 H St, Eureka, CA 95501.

Signature: 

Date: 11/13/24

Title: Planner

Date received for filing at OPR: _____